

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

December 2, 2010 (6PM)

AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

#356 - request for covers on balcony

#247 – slab repair

3. APPROVAL OF PRIOR MEETING MINUTES no quorum on 10/14/10

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 10% below budget

Planting more trees; Treating trees for lerps psyllids (see bid)

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- List of dry rot repair for Sea View: 7620 #321 balcony & #322
- #104 (Gardea) moisture in unit;
- 7606 foundation and retaining wall: Signed contract with Carter Const for \$32.4K;
- Annual Meeting 1/13/11, at 6PM, at Goleta Valley Community Center

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Resignation from Bd Member, Arthur Munoz, effective 12/31/10
- Treadmill for Exercise Room?
- Possible policy for repairing "common area"
- Recording liens
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 7 units
- #204 atty's letter
- Foreclosure / Trustee Sale #213 rescheduled for 12/20/10
- Slab leak repairs at #247, settlement

8. ADJOURNMENT (Scheduled meeting – Next Meeting on 1/13/11 @ 6PM) GVCC

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